

NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a decree to me directed from the Clerk of the Superior Court of Miami County, Indiana, in Cause No. 52D01-1106-MF-00161, wherein Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP was Plaintiff, and C. Cheryl Archer a/k/a Claudette Cheryl Archer, Occupant(s) of 41026 Gunter Court, Peru, IN 46970 and Mortgage Electronic Registration Systems, Inc, were the Defendants, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 20 day of MARCH, 2012, at 10 A.M. of said day, at the 1104 W. 200 North, Peru, IN 46970, the fee simple of the whole body of Real Estate in Miami County, Indiana:

Lot Numbered 1123 in the Estates at Eagles Point, as per plat (said plat comprising the Final Plat recorded as Instrument 056399 at Volume 61, pages 156-173, in the Office of the Recorder of Miami County, Indiana and the Corrective Final Plat recorded as Instrument 060264 at Volume 62, pages 382-398, in the Office of the Recorder of Miami County, Indiana.

52-10-26-201-431.000-017

and commonly known as: 41026 Gunter Court, Peru, IN 46970.

Subject to all easements and restrictions of record not otherwise extinguished in the proceedings known as Cause # 52D01-1106-MF-00161 in the Superior Court of the County of Miami Indiana, and subject to all real estate taxes, and assessments currently due, delinquent or which are to become a lien.

Said sale will be made without relief from valuation or appraisal laws. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

James L. Shoemaker (19562-49)
S. Brent Potter (10900-49)
Craig D. Doyle (4783-49)
Christina M. Bruno (27334-49)
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Timothy G. Miller
Miami County Sheriff

Pipe Creek
Township